



TO LET

HIGH SPECIFICATION OFFICE/ RETAIL UNITS

28 Monaghan Street, Newry, Co.Down, N.Ireland, BT35 6AA

Bradley
Commercial Real Estate

Overview

Introducing an exceptional commercial property offering a unique blend of retail and office space, perfectly situated in the bustling center of Newry City on the vibrant Monaghan Street. Comprising of a total of 3 units, this versatile property is suitable for a wide range of business uses. Its strategic location boasts high footfall and visibility, making it an ideal choice for entrepreneurs and businesses seeking a prime spot to establish their presence. Ease of access and convenience are further enhanced by on-site parking, ensuring a seamless experience for customers and tenants alike. Furthermore, the immediate vicinity offers multiple parking options for added convenience. This property offers an incredible opportunity to establish a thriving business in a prime location. Whether you're looking to set up a retail venture, expand your office space, or create a dynamic combination of both. Don't miss out on this chance to be part of Newry City's thriving commercial scene.

The Property can be let as one individual unit or split into several smaller units that would cater to the needs of various use type (subject to consents)

Location

Newry occupies a strategic location between Belfast and Dublin, c. 37 miles south west of Belfast. The City has the benefit of excellent communication links due to its location on the main A1 Dual Carriageway which serves as the key link between Dublin and Belfast. The subject property is situated just off Monaghan Street. This part of the city has been synonymous with commerce for over 200 years and is increasingly becoming the destination of choice for retail and food operators. Currently, the neighboring Creamery Centre is home to Dunnes Stores, TK Maxx and BM Bargains. Within a short walking distance is The Canal Court Hotel and a wide range of service and retail businesses, as well as, the Newry Health Village located directly behind the subject property. This enviable location offers ease of access to a variety of nearby carparks, as well as the major road networks such as the A1/M1 dual carriageway between Belfast and Dublin.

Unit 1 - Ground Floor

- 5468 sqft (Can be divided into smaller units)
- Roller Shutter
- 24hr Access
- Fluorescent Lighting
- Disabled Toilet
- Service Elevator
- Customer/Staff Parking

Unit 2 - First Floor

- 5468 sqft (Can be divided into smaller units)
- Roller Shutter
- 24hr Access
- Fluorescent Lighting
- Disabled Toilet
- Service Elevator
- Customer/Staff Parking

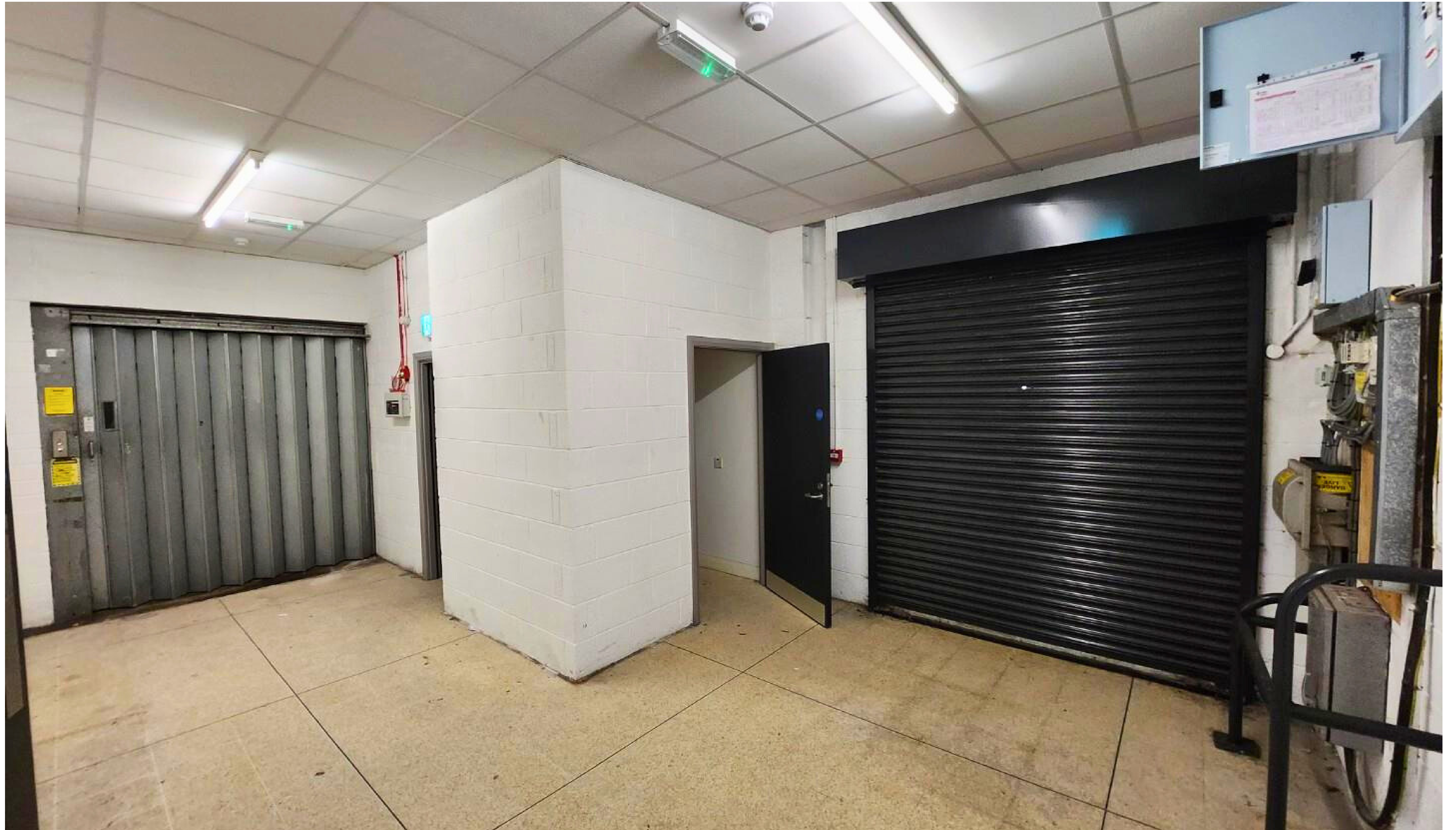
Unit 3 - First Floor

- 2862 sqft
- Office 1 (1990sqft)
- Office 2 (310sqft)
- Male/Female Toilets
- Canteen
- Suspended ceilings
- Fluorescent Lighting
- Customer/Staff Parking

















Terms

Rent: POA

Deposit: 3 Month Equivalent

Term: Negotiable

Note: Fully repairing and insuring lease with tenant responsible for rates, repairs and building insurance together with all other normal tenant outgoings.

Further Information

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